

**TO LET**

**HARDCORE & CONCRETE SECURE YARD**

Total site area – 7,153 sqm (77,000 sqft)

Laid in a mixture of hardcore and concrete

Rental - £54,000 per annum

Within popular industrial location

ON BEHALF OF:



PARK LANE ESTATES



WHAT 3 WORDS

**SECURE YARD 1-3 HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL**

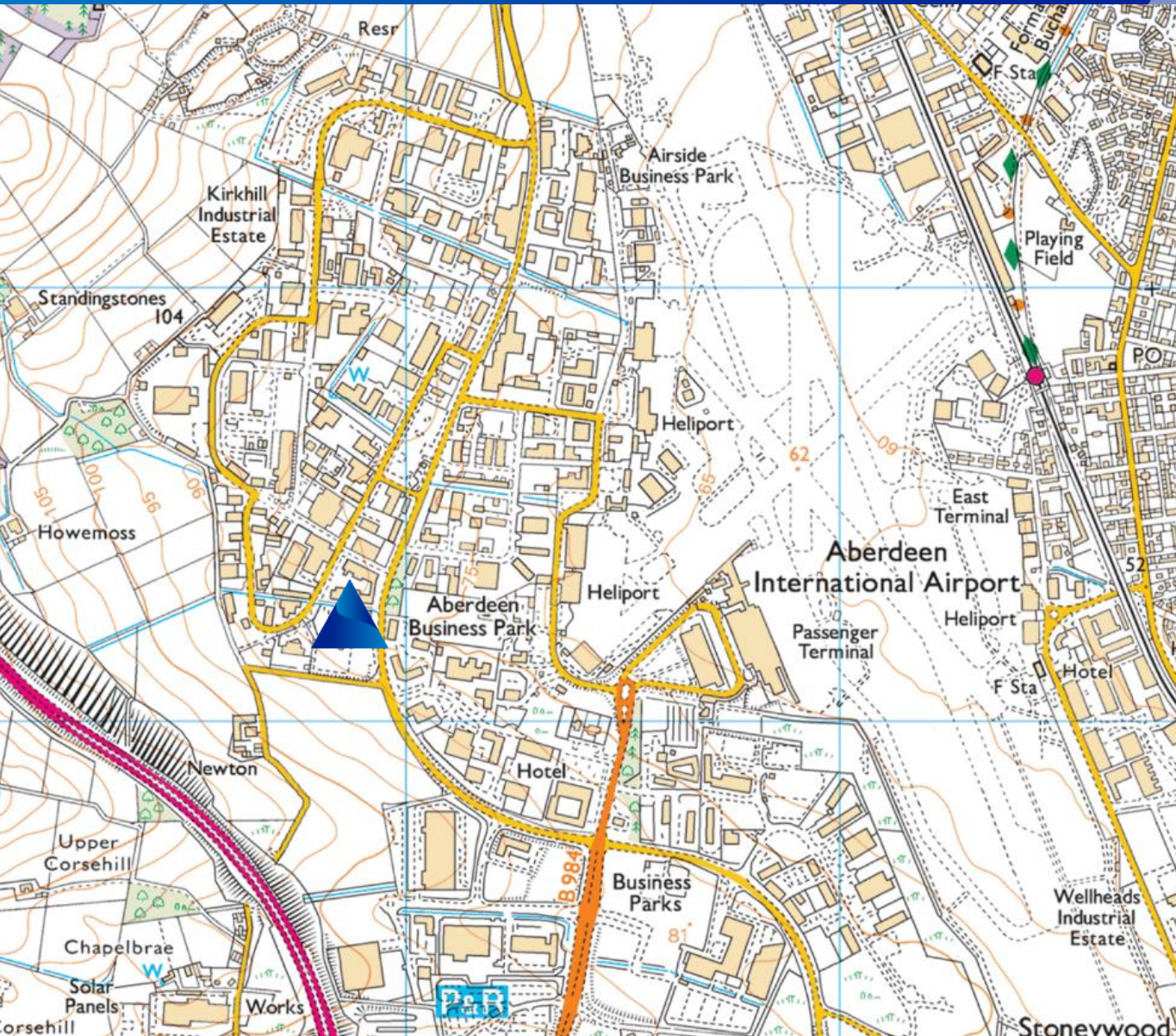
**CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk**





# Location

SECURE YARD 1-3 HOWE MOSS  
DRIVE, DYCE, ABERDEEN, AB21  
0GL



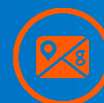
The subjects are located on a prominent site on the east side of Howe Moss Drive and the west side of Dyce Drive which is the main arterial route through Kirkhill Industrial Estate. Aberdeen International Airport is located just a short distance to the east.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies. The city will be enhanced by the Energy Transition Zone (ETZ) which has received funding of £26M from the Scottish Government and £27M from the UK Government.

Commercial occupiers in the surrounding area include Aker, Emerson, Asco, Expro and Metrol.



Secure Yard located within established industrial location



FIND ON GOOGLE MAPS



# The Detail

**SECURE YARD 1-3 HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL**

## Description

The subjects comprise of a secure yard laid in a mixture of concrete and hardcore on a regular shaped site with access via a shared access road from Howe Moss Drive.



## Accommodation

The site has been measured using online mapping software and provides the following accommodation:

|                        | M <sup>2</sup> | ft <sup>2</sup> |
|------------------------|----------------|-----------------|
| <b>Total Site Area</b> | 7,153          | 77,000          |

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Rental

£54,000 per annum exclusive.

## Entry

Immediately upon completion of legal formalities.

## Rateable Value

The subjects are currently entered in the Valuation Roll as part of a large entry and will require to be re-assessed upon occupation.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

## VAT

All figures quoted are exclusive of Value Added Tax.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



**James Morrison**

[james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN  
t: 01224 202800



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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